

Chisholm Ranch HOA Annual Meeting
May 15, 2023 6:30 pm
Meeting Held in person at the Chisholm Ranch Phase I Clubhouse

Board Members Present:

Jennifer Brown
Bennie Gibson
Neissa Springmann

Board Members Not Present:

Amanda Blair
Eric Shepard

Meeting Agenda

- I. Call to Order
- II. Welcome to all Members
- III. Take Attendance
- IV. Thank you to all in attendances: members, board members, committee members
- V. President's Comments
- VI. Treasurer Report / Financial Update
- VII. Committee Reports
 - a. Maintenance Committee & Beautification Committee
 - b. Architectural Committee
 - c. Social Committee
 - d. Nomination Committee
- VIII. Introduction of Candidates for the 2023-2024 CRHOA Board of Directors
- IX. Voting Topics
- X. Floor Open to Comments and Questions
- XI. Close of Meeting

Meeting Minutes

- Call to Order – President, Neissa Springmann, called the Annual Meeting to Order on May 15, 2022 at 6:30 pm
- Welcome to all Members – Neissa welcomed all Homeowners that were in attendance at the Meeting
- Attendance was taken by the Secretary, Jennifer Brown– There were 13 lots represented in person at the meeting.
- Neissa thanked everyone for taking the time to attend the meeting, including the members, committee members and Board members. Current Board members were introduced.
- President's Comments – Neissa made a statement regarding the pending lawsuit against the CRHOA. The President referenced the lawsuit is ongoing, but there are no updates to provide at

this time. We reiterated that homeowners are able to review the lawsuit on OSCN case number CJ-2021-1406.

- Treasurer's Report / Financial Update
 - Neissa introduced the Treasurer, Bennie Gibson
 - Bennie reported on dues collected, main expenses and financial health of the neighborhood
 - 2022 YTD Financials are available on the website, and Bennie will continue to provide quarterly updates as well.
 - Overall - \$64k in dues collected and around \$62k in expenses

- Maintenance Committee & Beautification Report
 - Maintenance Committee is split into Maintenance and Beautification Committees.
 - Both committees are active and identifying areas of improvement.
 - Bennie introduced the Maintenance Committee members and the Beautification Committee members and thanked them for their hard work this year.
 - Bennie highlighted the projects that were completed this year and goals for the upcoming session.

- Architectural Committee Report
 - Neissa introduced Eric Shepard as the Board's liaison to the Architectural Committee, but he has been unable to attend the meeting. Bill advised that the other Architectural Committee is currently Chad Strikler (Chairman)
 - Neissa reminded the neighborhood that the process for submitting plans, including for new pools, fences or building structures, is to submit an Architectural request through the Chisholm Ranch HOA website. The Architectural Committee will review the requests, and email back a response.
 - Reminders to mow your yard or having it mowed if you are away and that you are required to have a tree in your front yard

- Social Committee Update
 - Neissa advised that she is the Social committee chairman, and if anyone would like to volunteer to help her she would love the help
 - Neissa discussed the successful events we had in 2022 including the Halloween party and Holiday party.
 - The pool is opening 5/19/23 and we will have a Summer Kick off Party. More details to follow.

- Nominating Committee
 - Neissa introduced Jennifer Brown, the Nominating Committee Chairman. Jennifer advised that the Nominating Committee consists of Stephen Robison and Jamie Casper.

- Introduction of Candidates – Jennifer Brown announced the candidates that the Nominating Committee has slated for the Chisholm Ranch Homeowners Association Board of Directions 2023-2024: Thiago Bazler, Amanda Blair, Neissa Springmann, Eric Shepard and Bennie Gibson. There are 5 seats to fill. Each candidate introduced themselves and gave some information/background information.

- Voting Topics –
 - Jennifer Brown, Secretary, announced that put forth on the ballot for a vote are the 2023-2024 Board of Directors as previously introduced and slated by the Nominating Committee. There were no nominations from the floor.
 - Jennifer Brown, as Secretary of the CRHOA Board of Directors, counted the votes that were submitted. 48 total ballots were received: 45 ballots of the Members were submitted by Proxy; 3 ballots were submitted in person at the annual meeting.
 - The CRHOA Board of Directors for 2023-2024 are duly elected, and are as follows: Neissa Springmann, Amanda Blair, Bennie Gibson, Eric Shepard & Thiago Bazler
 - Jennifer Brown, Secretary, announced that a Proposed Amendment to the Article X Section 5 of the Bylaws has been put forth for vote by the Members. This amendment would allow for online voting.
 - Jennifer Brown, as Secretary of the CRHOA Board of Directors, counted the votes that were submitted. 48 total ballots were received: 45 ballots of the Members were submitted by Proxy; 3 ballots were submitted in person at the annual meeting.
 - The proposition to amend the Bylaws to allow online voting has passed. There were 45 yes votes received, 2 no votes received, and 1 abstention as to the issue. The proposition has met the quorum required to pass.
- Floor Opened for Comments and Questions
 - Discussion around the possible new development to the east of Chisholm Ranch. Many have concerns about the ramifications to Chisholm Ranch, specifically possible flooding being directed to CR and a road backing up to houses. Several have emailed City Councilors, but gotten no response. Many attended the City Council meeting where the area was re-zoned to residential. Need to continue to stay aware and reach out to City Council with concerns.
 - Question regarding the trails that were to be put in by the neighborhood. The Board advised they have no information.

Meeting adjourned by the President at 7:25 pm CST